

<p style="text-align: center;">City of Regina <b>Heritage Holding Bylaw Evaluation Form</b></p>	<p>Evaluation Date January 15, 2018</p>
	<p>Community District Downtown</p>
	<p>Designation City of Regina</p>
<p>The place should be rated for each of the criteria below, in order to establish its relative significance. This will determine if the place merits inclusion on the City of Regina Heritage Holding Bylaw, or not, and whether it is <b>Grade 2</b> (Moderate/High Heritage Significance) or <b>Grade 1</b> (Exceptional/Outstanding Heritage Significance).</p>	

<p><b>Site Name(s):</b> Burns-Hanley Building (Knights of Columbus Hall, Catholic Club)</p>									
<p><b>Municipal Address:</b> 1863 Cornwall Street</p>		<p><b>Date of Construction:</b></p>	<p>1912</p>						
<p><b>Legal Address:</b> Lot 51, Block 307, Plan 00RA12095</p>									
<p><b>Area:</b> 290.398m<sup>2</sup></p>									
<p><b>Architectural Style:</b> Edwardian Classical style</p>									
<p><b>Architect:</b> Joseph Fortin and Angus Buchanan</p>									
<p><b>Builder:</b> Smith Brothers and Wilson</p>									
<p><b>Consultant(s):</b> Donald Luxton &amp; Associates</p>		<p><b>Evaluation Date:</b></p>	<table border="1"> <tr> <td>Y</td><td>M</td><td>D</td></tr> <tr> <td>18</td><td>01</td><td>15</td></tr> </table>	Y	M	D	18	01	15
Y	M	D							
18	01	15							
<p><b>Heritage Committee:</b> N/A</p>									
<p><b>Heritage Planner:</b> N/A</p>									



<b>Statement of Significance</b>	Site Name Burns-Hanley Building
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**Site Name:** Burns-Hanley Building

**Municipal Address:** 1863 Cornwall Street

**Description of Historic Place:**

The Burns-Hanley Building, located at 1863 Cornwall Street in Regina's downtown, is a free-standing, three-storey, dark-brown brick office building with a commercial storefront.

**Heritage Value of Historic Place:**

The historical value of the Burns-Hanley Building resides in its association with the Roman Catholic faith and Regina's early French Catholic community. The Archiepiscopal Corporation of Regina erected the building in 1912-13 on the former site of Regina's first Roman Catholic Church, St. Mary's. The building was originally used by Catholic tenants such as the Knights of Columbus, the Catholic Mutual Benefit Association and Association Catholique Franco-Canadienne. Saskatchewan's French Consular representative had an office and residence in the building from about 1918 until 1930. In the late 1920s, a church supplies company, F. J. Tonkin Ltd., occupied the ground floor. The Burns-Hanley Church Supplies Company moved into the ground floor commercial space in 1948.

The aesthetic value of the property also resides in its interpretation of the Edwardian Classical style. The building demonstrates elements of this style, such as symmetry, a prominent pressed metal cornice with dentils and supporting corbels, masonry detailing and the subdued use of classical features such as keystones and voussoirs.

The historical value of the property also resides in its association with the architectural firm of Fortin and Buchanan. Joseph Fortin (1875-1945) came to Saskatchewan in 1910 as supervising architect for the Montreal firm of E. and W. S. Maxwell. Between 1910 and the early 1920s, Fortin was the principal architect in Saskatchewan for the Roman Catholic Church and completed more than 25 commissions. Angus Buchanan (c.1886-1954) trained in Scotland before immigrating to Canada in 1907 to join E. and W. S. Maxwell. In early 1912 Buchanan came to Regina to assist Fortin in supervising the construction of the Legislative Building. Soon after, both architects established a joint practice in Regina. The architects collaborated in the design of Holy Rosary Cathedral in Regina as well as the Burns-Hanley Building.

**Character Defining Elements:**

The character defining elements include but are not limited to:

- three-storey, vertical massing;
- free-standing, rectangular form;
- dark-brown coloured brick facade;
- pressed metal cornice with dentils and supporting corbels;
- recessed facade and raised window surrounds;
- pressed metal spandrel panels between the second and third floor windows;
- upper windows with segmented heads and stone accents;
- decorative use of corbelling below the cornice;
- regular window pattern.

Those elements which speak to the connection of the building to the Roman Catholic faith in Regina, such as:

- the commemorative plaque for St. Mary's Roman Catholic Church affixed to the building;
- the "Burns-Hanley Ltd." painted sign, in original Coca-Cola sponsored green and yellow colours, on the north wall;

- location of the building on its original site.



Front façade showing altered storefront, 2010 (City of Regina)





Metal spandrel panels separating first and second floor windows, 2010 (City of Regina)



Ghost signs on north façade of building, 2010 (City of Regina)

<b>Statement of Integrity</b>	<b>Site Name</b> Burns-Hanley Building
<b>Values Summary:</b> The historical value of the Burns-Hanley Building resides in its association with the Roman Catholic faith and Regina's early French Catholic community.  The aesthetic value of the property also resides in its interpretation of the Edwardian Classical style.  The historical value of the property also resides in its association with the architectural firm of Fortin and Buchanan.	

**Period of Significance:** 1906-1913 Pre-First World War, Age of Optimism

**Chronology of Alterations (point form):**

Pre-2009

- Storefront replaced

**Aspects of Integrity:**

1. LOCATION Yes ☒ No ☐ N/A ☐

Location is the place where an historic resource was constructed or the site where an historic activity or event occurred.

2. DESIGN Yes ☒ No ☐ N/A ☐

Design is the combination of elements that create the form, plan, space, structure and style of a resource.

3. ENVIRONMENT Yes ☒ No ☐ N/A ☐

Environment is the physical setting of an historic resource. Whereas location refers to a specific place, environment refers to the character of the place in which a resource played its historic role.

4. MATERIALS Yes ☒ No ☐ N/A ☐

Materials are the physical elements that were combined or deposited during a particular period(s) or time frame and in a particular pattern or configuration to form an historic resource.

5. WORKMANSHIP Yes ☒ No ☐ N/A ☐

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. It is important because it can provide information about technological practices and aesthetic principles.

6. ASSOCIATION Yes ☒ No ☐ N/A ☐

Association is a *direct link* between an historic resource and a significant historical theme, activity or event, or an institution or person.

**Statement of Integrity:**

Burns-Hanley Building maintains all the aspects of integrity necessary for it to convey its significance/heritage value.

The building's original form, scale, and massing are intact. The building retains nearly all of its original fabric and architectural elements. The most significant alteration has been to the storefront on the front (west) facade.

- Foundation: Could not be assessed using photographs provided.
- Cladding: Brick exterior is in good condition with no significant areas of deterioration not. The brick and

stone accents (sills, keystones) are origin to the building's construction. Localized staining on brick, primarily below parapet flashing and areas of general mortar loss.

- Roof: Could not be assessed using photographs provided. Painted areas of brick on the north (side) façade.
- Roof elements: Pressed tin rooftop cornice is original and in fair condition. Localized paint failure. Cornice appears to be anchored to front façade. Metal cap flashing on parapet on front façade is bent and has become partially dislodged.
- Windows: Window openings have been maintained. The front façade upper floors and some of the side (north) façade's wooden-sash windows are original. Some window openings on the side have been boarded over and all window opening on the rear façade have been boarded over. Concrete sills are intact. Front storefront has been altered.
- Doors: All doors have been replaced. The transom on the rear entry has been either removed or boarded over. Front storefront has been altered and doors replaced.
- Chimney: Chimney at rear of building is intact and in fair condition with no leaning noted.
- Other: The north façade retains remnants of earlier paint signs. Storefront and storefront cornice have been altered. The cornice, transom and portions of the walls have been clad over.

<b>Criteria of Significance</b>	<b>Site Name</b> Burns-Hanley Building
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CRITERIA	Level of Heritage Significance			
	N/A	Low	Moderate	High
1. The place is closely and meaningfully associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Regina. <i>(Historic)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The place is strongly associated with the life or work of a person, group of persons, or institution(s) of importance in Regina's history. <i>(Historic)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The place is important in demonstrating aesthetic characteristics and/or represents an important creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology. <i>(Aesthetic, Architectural, Technical)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The community, or a social or cultural group within the community, is deeply attached to the place for social, cultural, or spiritual reasons. <i>(Social, Cultural, Spiritual)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. The place, by virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Regina to a broad audience. <i>(Landmark, Symbolism)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. The place could yield important information that will contribute to the understanding of Regina's past. <i>(Scientific, Educational)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. The place possesses uncommon, rare or endangered aspects of Regina's cultural history. <i>(Historic, Rarity)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. The place is important in the historic urban development of the neighbourhood or city. <i>(Context, Landscape, Urban Context, Group Value)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Based on the above criteria, does the place merit inclusion on the Inventory? (at least 1 'High' or 4 'Moderate')</b>	NO: <input type="checkbox"/>	YES: <input checked="" type="checkbox"/>
Does the place possess <b>exceptional/outstanding</b> qualities for any of the criteria listed above? If yes, explain:	NO: <input checked="" type="checkbox"/> (result is GRADE 2)	YES: <input type="checkbox"/> (result is GRADE 1)
Does the place retain sufficient integrity to convey significance? If not, the place will <b>not</b> qualify.	NO: <input type="checkbox"/>	YES: <input checked="" type="checkbox"/>
<b>FINAL EVALUATION</b>	GRADE 2: <input checked="" type="checkbox"/>	GRADE 1: <input type="checkbox"/>
<b>Date Evaluated by Donald Luxton &amp; Associates:</b>	January 15, 2018	
<b>Date Approved by City of Regina:</b>	February 13, 2019	



**EXPLANATORY NOTES****Eligibility for inclusion the Heritage Holding Bylaw:**

- Places must be *at least 20 years old* to be eligible for inclusion.
- Places include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees unless commemorative), cultural landscapes and engineering works.
- Excluded places include archaeological sites, individual trees unless commemorative, movable objects and intangible heritage.

**Assessing Level of Heritage Significance:**

Within each criterion, there should be a comparison of the place to similar places within the City of Regina in order to determine the relative merit of the place.

**CRITERIA 1** – This criterion assesses the place's association with broad themes, events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth/ production, community development, cultural knowledge base and traditions, and government systems. The themes have been established in the city's Historic Context and Thematic Framework Document available on the city's website.

<b>N/A</b>	The place exhibits a limited connection to one or more of the identified city-wide historic themes or subthemes.
<b>Low</b>	The place exhibits a recognizable connection to one or more of the identified city-wide historic themes or subthemes.
<b>Moderate</b>	The place exhibits a significant connection to one or more of the identified city-wide historic themes or subthemes.
<b>High</b>	The place exhibits a direct connection to one or more of the identified city-wide historic themes or subthemes and is an excellent, tangible expression of one or more of the themes/subthemes.

**CRITERIA 2** – This criterion assesses the place's association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

<b>N/A</b>	Little or no known historic association.
<b>Low</b>	Connected with a person, social or cultural group, or institution that is of limited importance to the neighbourhood.
<b>Moderate</b>	Closely connected with a person, social or cultural group, or institution that is of considerable importance to the neighbourhood, or moderate importance to the city.
<b>High</b>	Closely connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation.

**CRITERIA 3** – This criterion assesses the place's architectural significance; its expression of style; its design details and features; its building materials; its method of construction; and its planning context.

<b>N/A</b>	An average example of a style, type, design or technology that remains common in Regina.
<b>Low</b>	A good example of a style, type, design or technology that is common in Regina or in a neighbourhood.
<b>Moderate</b>	A very good example of a style, type, design or technology in Regina or in a neighbourhood, or a good example of a style, type or design that is notably early or rare in Regina or in a neighbourhood.
<b>High</b>	An excellent example of a style, type, design or technology in Regina or one of few surviving and very good examples of a style, type, design or technology in Regina.

**CRITERIA 4** – This criterion assesses evidence of a strong/special association between the place and a particular community/cultural group.

<b>N/A</b>	The place possesses limited social, cultural or spiritual value.
<b>Low</b>	There is a weak social, cultural or spiritual connection between the place and a particular community/cultural group.
<b>Moderate</b>	There is a moderate social, cultural or spiritual connection between the place and a particular community/cultural group.

**High** There is a strong social, cultural or spiritual connection between the place and a particular community/cultural group.

**CRITERIA 5** – This criterion assesses the visual landmark status or cultural, spiritual or symbolic value of the place.

**N/A** A place of no landmark or symbolic significance.

**Low** A landmark in an immediate area or a place of symbolic importance to an immediate area.

**Moderate** A major landmark within a neighbourhood or a place of symbolic importance to a neighbourhood.

**High** A landmark of civic importance or a place of significant symbolic value to the city, province or nation.

**CRITERIA 6** – This criterion assesses the physical fabric, documentary evidence, or oral history relating to the place that could yield meaningful information about Regina's cultural history.

**N/A** The place is not able communicate the history of the immediate area, neighbourhood, or city.

**Low** The place communicates (physically or through documented/oral evidence) an aspect or aspects of the immediate area's history.

**Moderate** The place communicates (physically or through documented/oral evidence) an aspect or aspects of history on a neighbourhood scale.

**High** The place directly communicates (physically or through documented/oral evidence) an aspect or aspects integral to the historic or cultural development of Regina, or is of provincial or national importance.

**CRITERIA 7** – This criterion assesses how rare or uncommon the place is within Regina, or whether it is among a small number of extant places that demonstrate an important style, phase, event, etc.

**N/A** There are a significant number of similar places.

**Low** The place demonstrates an uncommon, rare or endangered aspect of the immediate area's cultural history.

**Moderate** The place demonstrates an uncommon, rare or endangered aspect of the neighbourhood's cultural history.

**High** The place demonstrates an uncommon, rare or endangered aspect of the city's cultural history.

**CRITERIA 8** – This criterion assesses the significance of the place (building, landscape, urban context) within the historic urban development of the neighbourhood and/or city, including its place within a group of similar buildings, landscapes, or cultural landscapes.

**N/A** A place with little evidence of a recognizable historic pattern.

**Low** A place that provides some evidence of an historic pattern of importance for the immediate area.

**Moderate** A place that can be directly linked to the establishment of an historic pattern of neighbourhood importance.

**High** A place that can be directly linked to the establishment of an historic pattern of civic importance.

**BASED ON THE EIGHT CRITERIA, THE PLACE MERITS INCLUSION ON REGINA'S HISTORIC RESOURCES INVENTORY WITH AT LEAST 1 'HIGH' RATING OR AT LEAST 4 'MODERATE' RATINGS.**

## THRESHOLDS

- **Ranking:** If a place demonstrates **exceptional** or **outstanding** qualities for any of the criteria (above a 'High' level), it would be considered a **Grade 1** place with *city-wide significance*, whereas a place that does not exceed a 'High' level in any of the criteria would be considered a **Grade 2** place with *neighbourhood-wide significance*.
- **Integrity:** This refers to the degree to which the heritage values of the place are still evident/authentic, and can be understood and appreciated (for example, the degree to which the

original design or use of a place can still be discerned). This includes authenticity of materials, technology and design. If considerable change to the place has occurred, the significant values may not be readily identifiable. Changes that are reversible are not considered to affect integrity. In the City of Regina, degree of integrity is evaluated by a Statement of Integrity, included in this evaluation.